

MUSSON LIGGINS



LANGLEY MILL
STATION ROAD

TO LET

1,090 sq ft (101.32 sq m)


£12,000


PER ANNUM EXCLUSIVE


Ground Floor

Retail Unit

Ground Floor
96 Station Road,
Langley Mill,
Nottingham,
NG16 4BP

 0115 941 5241

 william@mussonliggins.co.uk

 mussonliggins.co.uk



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96 Station Road,
Langley Mill,
Nottingham,
NG16 4BP



LOCATION

The subject property is situated on on Station Road, the principal commercial thoroughfare running through the centre of Langley Mill. The premises form part of a parade of independent retail and trade occupiers, with nearby businesses including kitchen, flooring, lighting and home furnishings showrooms alongside local service operators. Langley Mill railway station is located a short distance to the north along the same road, providing the immediate area with a steady level of passing trade and footfall.

Langley Mill is a village on the Derbyshire/ Nottinghamshire border, positioned approximately 12 miles north of Nottingham and 8 miles east of Derby, within the Amber Valley borough. The settlement sits at the junction of the A608 and A610, providing direct road access to the M1 (Junction 26) approximately 3 miles to the east, and benefits from strong connectivity to the wider East Midlands conurbation including Ripley, Heanor, Eastwood, and Ilkeston.

DESCRIPTION

The property comprises the ground floor middle unit of a prominent mixed-use parade, currently configured as a retail showroom. The accommodation extends to approximately 1,091 sq ft and benefits from a large display frontage to Station Road, providing high levels of visibility to passing vehicular and pedestrian traffic.

Internally, the unit comprises a main retail sales area to the front, with further retail/storage space to the rear together with access to a shared kitchenette. A separate office can be accessed from the rear of the property. The premises are well-suited to a range of occupiers, with customer parking available to the front of the parade.

96 Station Road	Sq M	Sq Ft
Front Retail Area	40.13	432
Rear Area	47.76	514
Office	13.43	145
Total	101.32	1091





BUSINESS RATES

Rateable Value: **£10,750**

This is not the amount you will pay. Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Amber Valley Borough Council.

RENT

£12,000 (Twelve Thousand Pounds) per annum exclusive

Interested parties are encouraged to contact us for the latest availability

PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact Amber Valley Borough Council

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the building's Energy Performance Certificate can be obtained from the Agents.

TERMS

The premises are available on a new lease on terms to be agreed.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

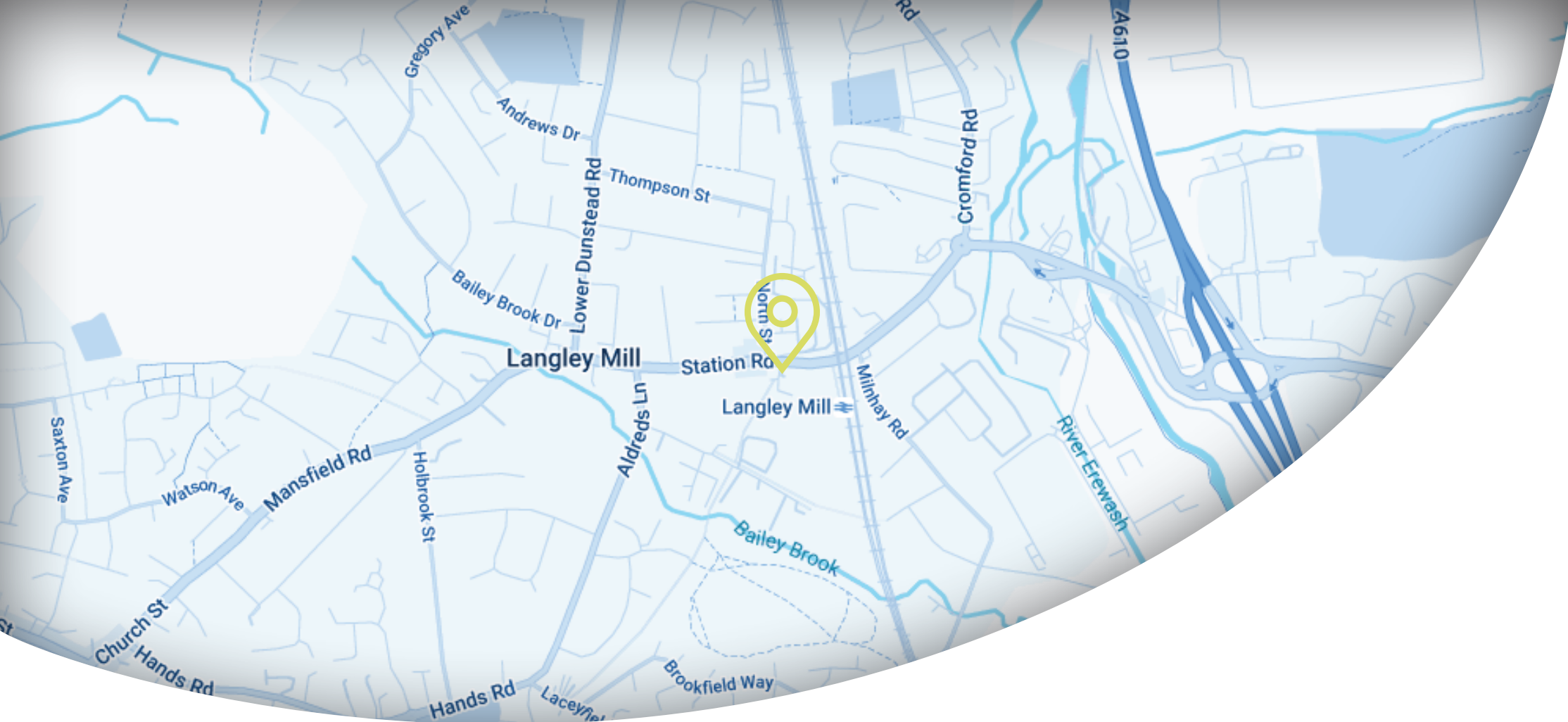
VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

William Cowley

William@mussonliggins.co.uk



MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



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Beeston, Nottingham NG9 2PA



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



WILLIAM COWLEY
APPRENTICE SURVEYOR

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